

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL MEMORANDUM

HB 1075 – SB 1716

March 20, 2012

SUMMARY OF AMENDMENT (014349): Deletes all language after the enacting clause. Authorizes counties with county-wide zoning to create a Design Review Commission (DRC) which will be responsible for developing guidelines for the exterior appearance of and entrance to properties, specifically nonresidential properties or multiple family residential properties, located in an area of historical significance to a locality, the county, and the state. The planning commission may be designated as the DRC by the county legislative body, or a new commission may be appointed. Such commission shall consist of county residents.

FISCAL IMPACT OF ORIGINAL BILL:

Increase Local Expenditures - \$16,600/Permissive

FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:

Unchanged from the original fiscal note.

Assumptions applied to amendment:

- The provisions of the bill as amended are permissive to local governments.
- Only counties currently having county-wide zoning may create or designate a planning commission as a DRC. This will apply to approximately 48 counties.
- The number of DRCs created that are separate from a previously created planning commission is unknown, however it can be reasonably estimated that at least 25 percent of counties with county-wide zoning (or 12) will create a DRC independent from the planning commission.
- A DRC will function similar to a planning commission and pursuant to Tenn. Code Ann. § 13-3-101.
- Local legislative bodies are authorized to compensate members of a planning commission for travel expenses.
- Under current law, the number of members of a planning commission varies between 5 and 15 members. The number of members to serve on a DRC is unknown but is estimated to be 10.
- DRCs will meet monthly to develop guidelines and consider building proposals.

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- The average round-trip mileage to attend DRC meetings is estimated to be 25. Therefore, a permissive recurring increase in local expenditures of \$16,560 [(12 DRCs x 10 members x 25 miles x \$0.46 mileage reimbursement) x 12 annual meetings].
- Counties will be responsible for designating which areas are historically significant within the zoning boundary.
- According to the Department of Environment and Conservation's Historical Commission, any fiscal impact to the Department as a result of this bill as amended will not be significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise". The signature is fluid and cursive, with the first name "Lucian" and last name "Geise" clearly distinguishable.

Lucian D. Geise, Executive Director

/jrh